



Form Based Code **Joint Work Session 2016**

Work Session Agenda:

1. Overview of One St. Marys
2. Timeline
3. Zoning Workshop
4. From Character Areas to Zoning
5. Adventures in Coding
6. Elements of Form Based Code
7. How might this work?
8. Questions?



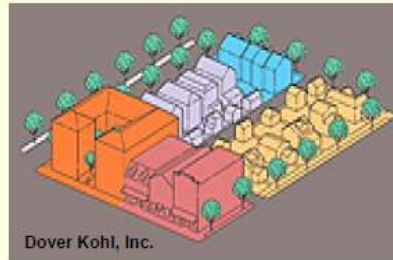
Agenda



ONE

St. Marys
ONE VISION

Using Land Use Codes to Create Better Development



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ONE
St. Marys
ONE VISION

Zoning



ONE

St. Marys
ONE VISION

| Project Tasks | 2015 | | | 2016 | | | | | | | | | | | | 2017 | | | |
|--|------|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|
| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr |
| NOTICE TO PROCEED | ★ | | | | | | | | | | | | | | | | | | |
| Task 1: Data Gathering and Existing Land Use | | | | | | | | | | | | | | | | | | | |
| Task 2: Visioning & Community Engagement | | | | | | | | | | | | | | | | | | | |
| Task: Steering Committee | | | | | | | | | | | | | | | | | | | |
| Task: Community Engagement Activities | | | | | | | | | | | | | | | | | | | |
| Task 3: Master Plan | | | | | | | | | | | | | | | | | | | |
| Task: Future Land Use Plan | | | | | | | | | | | | | | | | | | | |
| Task: Multi-Modal Mobility | | | | | | | | | | | | | | | | | | | |
| Task: Finalize Master Plan Document | | | | | | | | | | | | | | | | | | | |
| Task 4: New Zoning Ordinance | | | | | | | | | | | | | | | | | | | |
| Zoning Ordinance Diagnostic Report | | | | | | | | | | | | | | | | | | | |
| Draft Zoning Ordinance | | | | | | | | | | | | | | | | | | | |
| Final Zoning Ordinance | | | | | | | | | | | | | | | | | | | |
| Task 5: New Zoning Map and GIS Database | | | | | | | | | | | | | | | | | | | |
| PROJECT COMPLETION | | | | | | | | | | | | | | | | | | | ★ |



Timeline

Main Issues:

Negatives:

Signage

Confusion around processes

Lack of & inconsistent enforcement

No sense or pride of place/dereliction

Junkyards

Connectivity

Lot size & Setbacks

Lack of mixed-use opportunities



Zoning

Main Issues:

Recommendations:

Entry, Gateway & Corridor Improvements

RV & Mobile home zoning

Downtown & Waterfront Improvements

Landscaping & Signage

Midtown Improvements

Signage

Connectivity

Mixed-use Districts/Form-based Code

Process and ordinance review

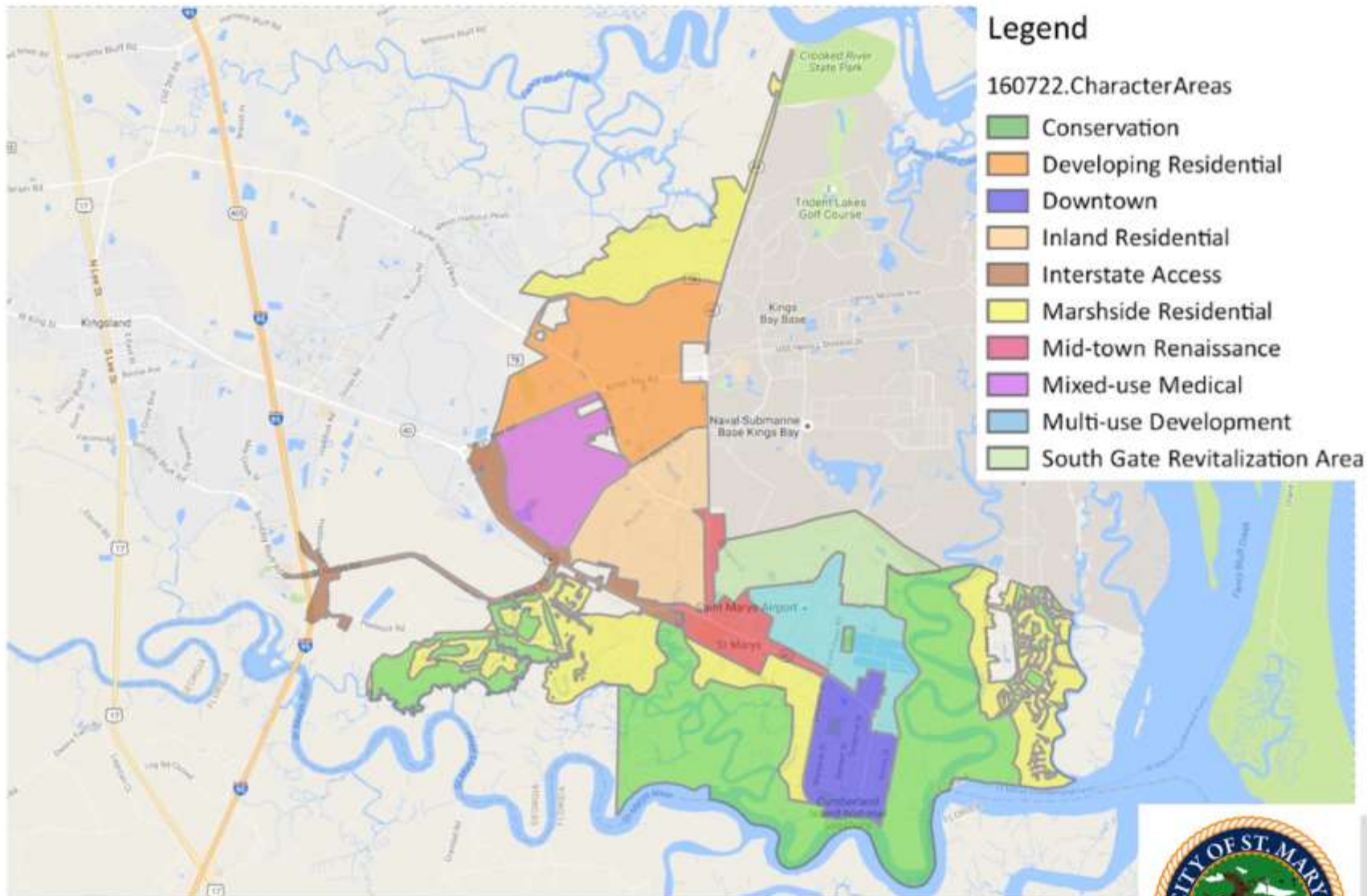
Catalyst Sites & Improvement Districts



Zoning

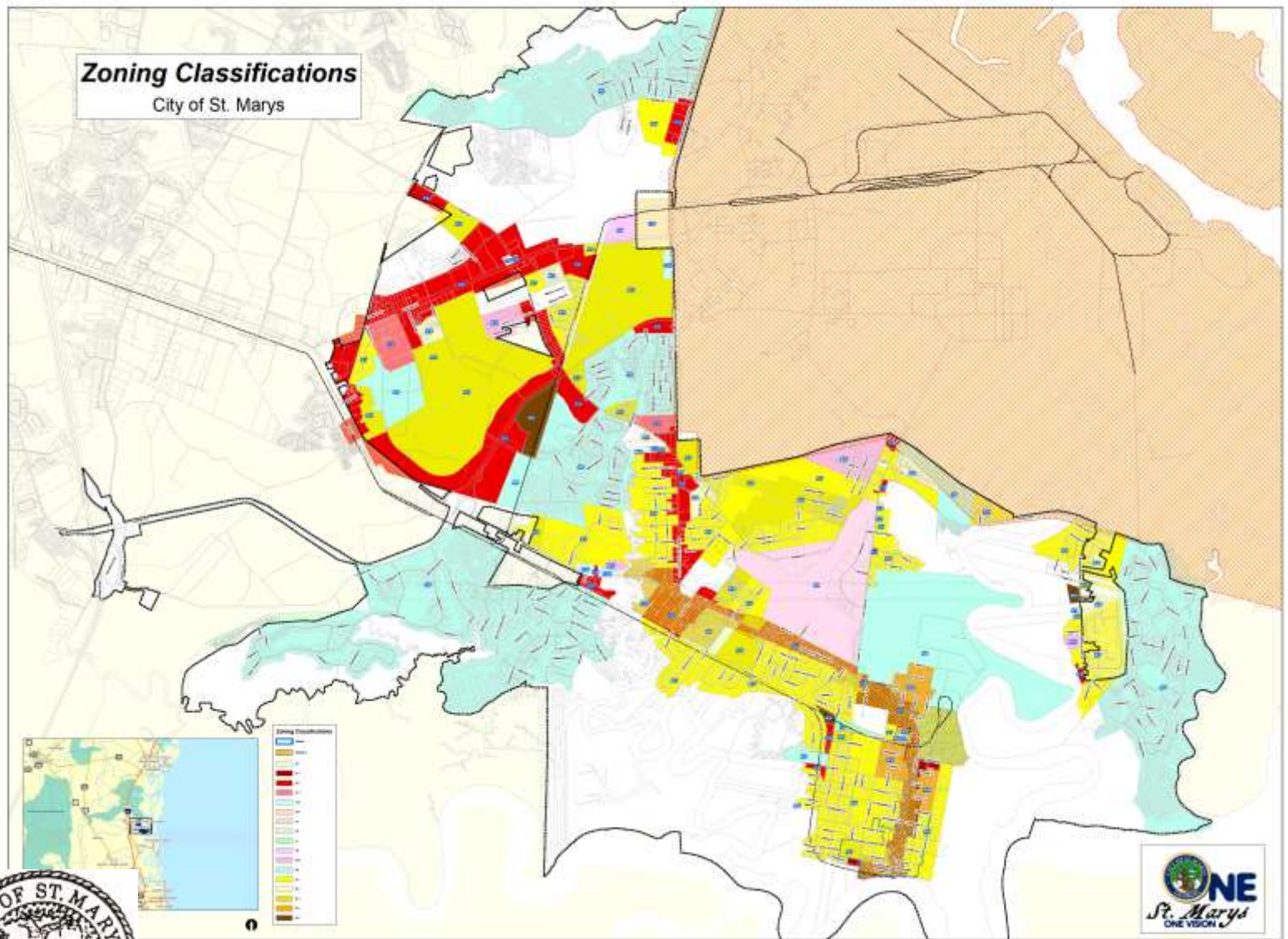


Zoning

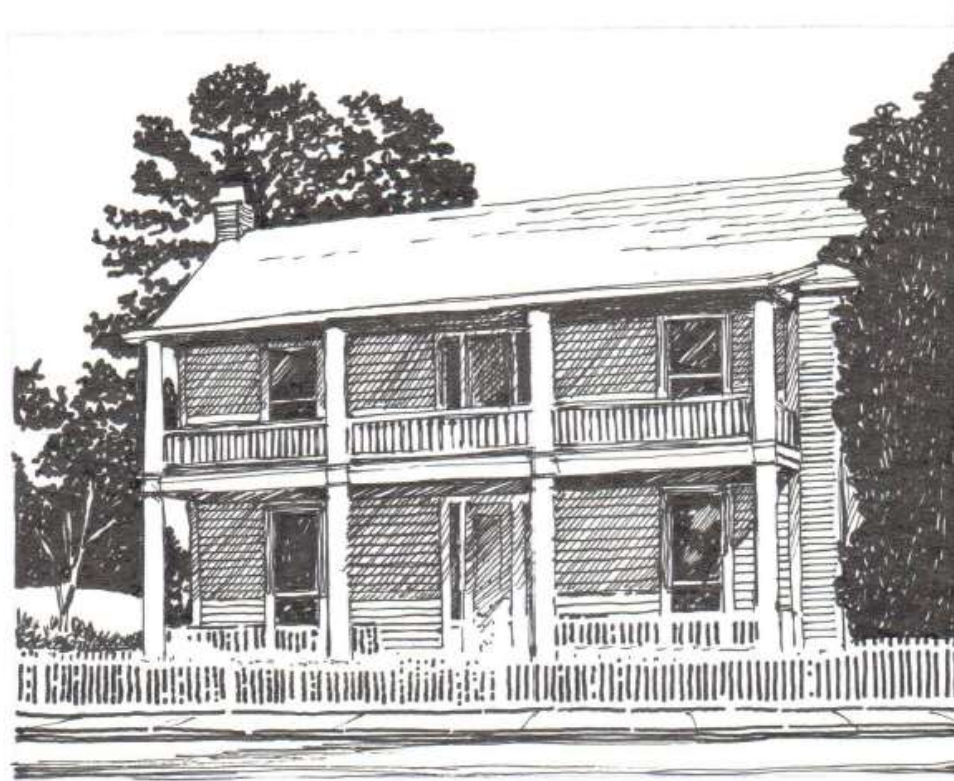


Character Areas Updated
July 2016





Zoning



Zoning



This or That



Zoning

Adventures in Coding



Adventures in Coding

URBAN CODE ★ THE TOWN OF SEASIDE

| | TYPE I RESIDENTIAL SINGLE & DETACHED | TYPE II RESIDENTIAL SINGLE & DETACHED | TYPE III RESIDENTIAL & BUSINESS | TYPE IV RESIDENTIAL & COMMERCIAL | TYPE V OFFICE BUILDING 1. OFFICE BUILDINGS SHALL BE RESTRICTED TO COMMERCIAL AND THE SEASIDE COMMUNITY 2. OFFICE BUILDINGS SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY | TYPE VI RESIDENTIAL | TYPE VII RESIDENTIAL | TYPE VIII RESIDENTIAL | SPECIFICATIONS |
|--|--|---|---------------------------------------|--|---|------------------------|-------------------------|--------------------------|---|
| YARD AT LEAST 10% OF THE LOT AREA SHALL BE MAINTAINED AS OPEN LAND | | | | | | | | | 1. ALL YARDLAND SHALL BE MAINTAINED AS OPEN LAND AND SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 2. YARDLAND SHALL BE MAINTAINED AS OPEN LAND AND SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 3. YARDLAND SHALL BE MAINTAINED AS OPEN LAND AND SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY |
| PORCH RESIDENTIAL SINGLE & DETACHED | | | | | | | | | 1. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 2. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 3. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY |
| BALCONY RESIDENTIAL SINGLE & DETACHED | | | | | | | | | 1. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 2. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 3. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY |
| OUT-BUILDING AT LEAST 10% OF THE LOT AREA SHALL BE MAINTAINED AS OPEN LAND | | | | | | | | | 1. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 2. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 3. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY |
| PARKING AT LEAST 10% OF THE LOT AREA SHALL BE MAINTAINED AS OPEN LAND | | | | | | | | | 1. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 2. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 3. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY |
| HEIGHT THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY | | | | | | | | | 1. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 2. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY 3. THE PORCH OR PORCHES SHALL BE RESTRICTED TO THE SEASIDE COMMUNITY |

Adventures in Coding

COMPARING FOUR ZONING FORMS

Euclidian, Conditional, Form Based, and Performance

INTRODUCTION

As zoning approaches its 100th birthday, the conventional, Conditional, Form Based, and Performance zoning ordinances of the United States, it was severely criticized in "Zoning"

The year 1966 will be a significant milestone in the fifth century of the oldest city in the world. It is a nice question which of the ordinances of the country based on the old Spanish town serve as a model for the ordinances, judging from current

Table 11
COMBINED SCORE Lane Kendig

| Type of Zoning | Legislation | Efficiency | Flexibility | Environment | Housing | Nuisance | Community Character | Quality | Problem Solving | Complexity | TOTAL |
|----------------|-------------|------------|-------------|-------------|---------|----------|---------------------|---------|-----------------|------------|-------|
| Euclidian | 5 | 1 | 1 | 2 | 1 | 1 | 1 | 2 | 1 | 4 | 19 |
| Conditional | 5 | 2 | 2 | 3 | 2 | 3 | 1 | 4 | 2 | 3 | 27 |
| Performance | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | 1 | 45 |
| Form Based | 3 | 3 | 3 | 2 | 3 | 1 | 4 | 5 | 1 | 5 | 30 |

Table 11
COMBINED SCORE Mark White

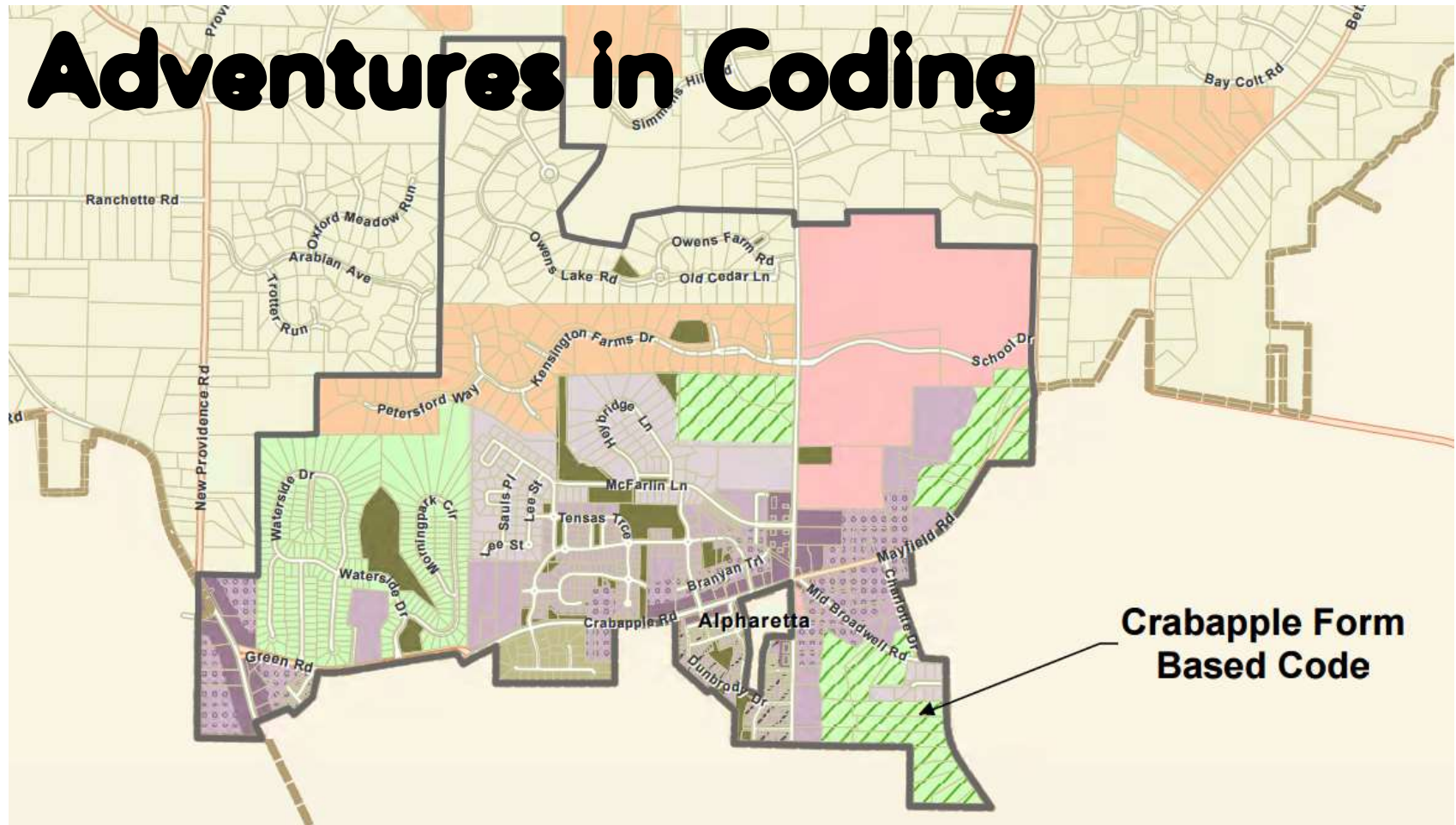
| Type of Zoning | Legislation | Efficiency | Flexibility | Environment | Housing | Nuisance | Community Character | Quality | Problem Solving | Complexity | TOTAL |
|----------------|-------------|------------|-------------|-------------|---------|----------|---------------------|---------|-----------------|------------|-------|
| Euclidian | 5 | 1 | 1 | 2 | 1 | 5 | 2 | 2 | 1 | 4 | 24 |
| Conditional | 5 | 2 | 5 | 3 | 2 | 4 | 2 | 4 | 2 | 3 | 32 |
| Performance | 5 | 5 | 3 | 5 | 4 | 5 | 5 | 5 | 5 | 1 | 43 |
| Form Based | 3 | 5 | 3 | 4 | 5 | 1 | 4 | 5 | 4 | 5 | 39 |

Adventures in Coding

Forms of zoning:

- **Euclidian:** mapping districts prohibiting incompatible uses
- **Conditional:** Planned Unit Developments as negotiable forums
- **Performance:** formula and incentive based driven
- **Form-based:** form over function, where use is secondary to design

Adventures in Coding



Hybrid

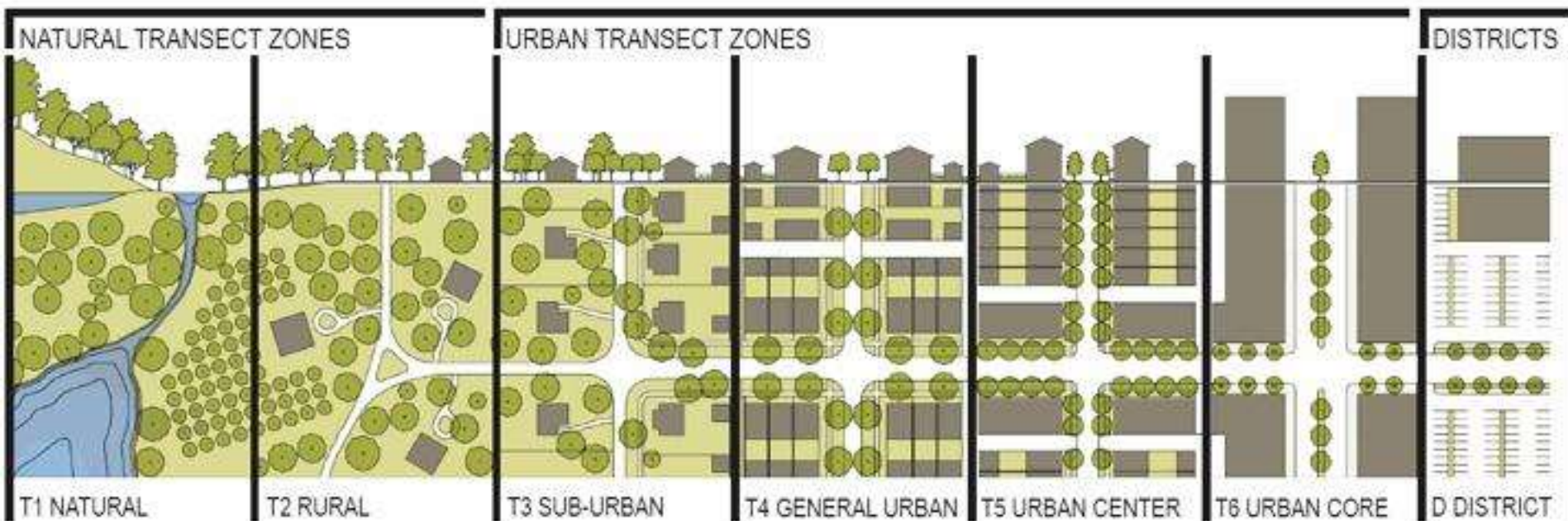


Form Based Elements

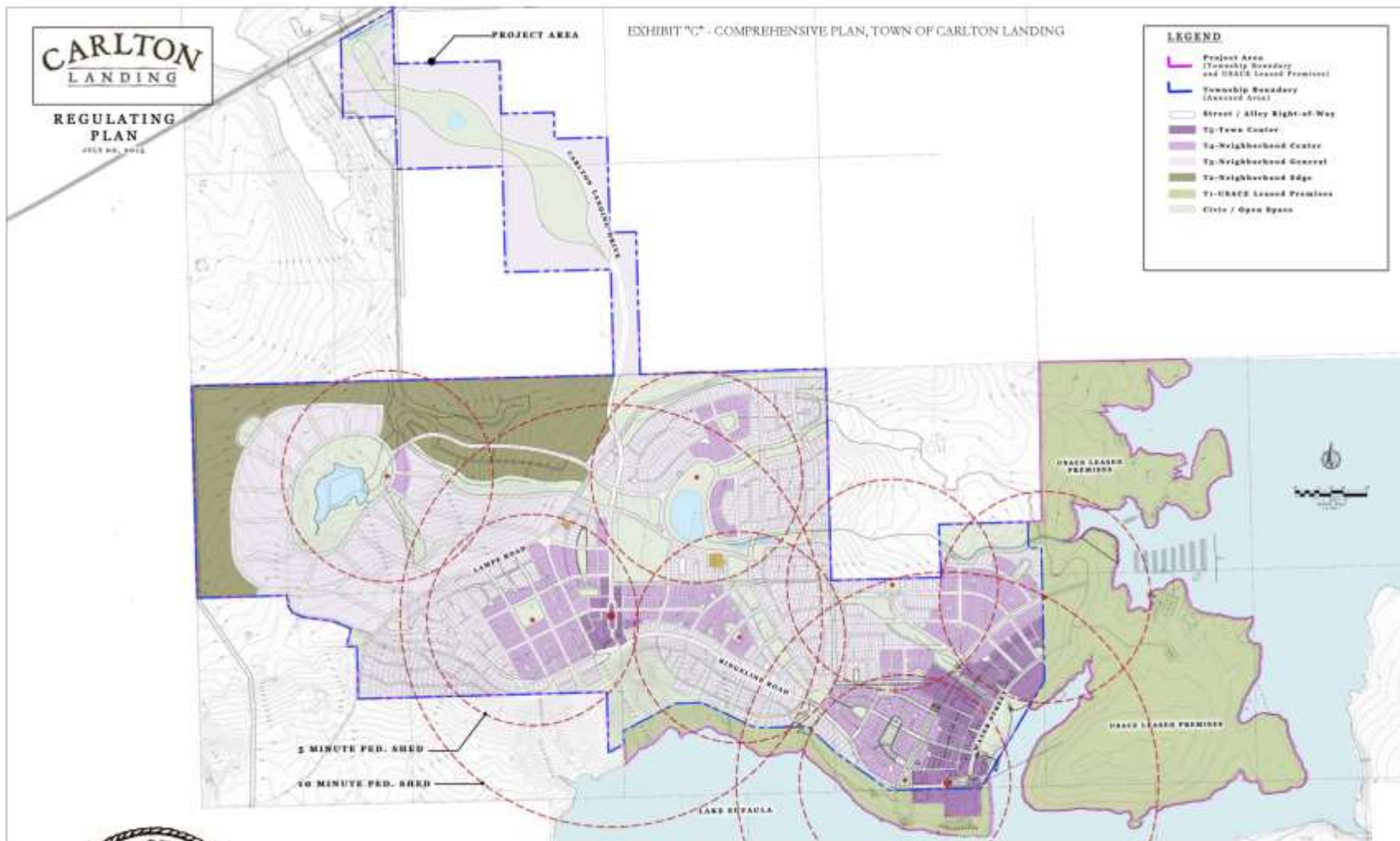
Transects

It also ensures that a community will not have to scrutinize all proposed projects, because the intentions of the citizens will have already been determined in the process that leads to the code. The SmartCode is a comprehensive framework for that process.

RURAL ||||| TRANSECT ||||| URBAN



Form-Based Code



Walksheds

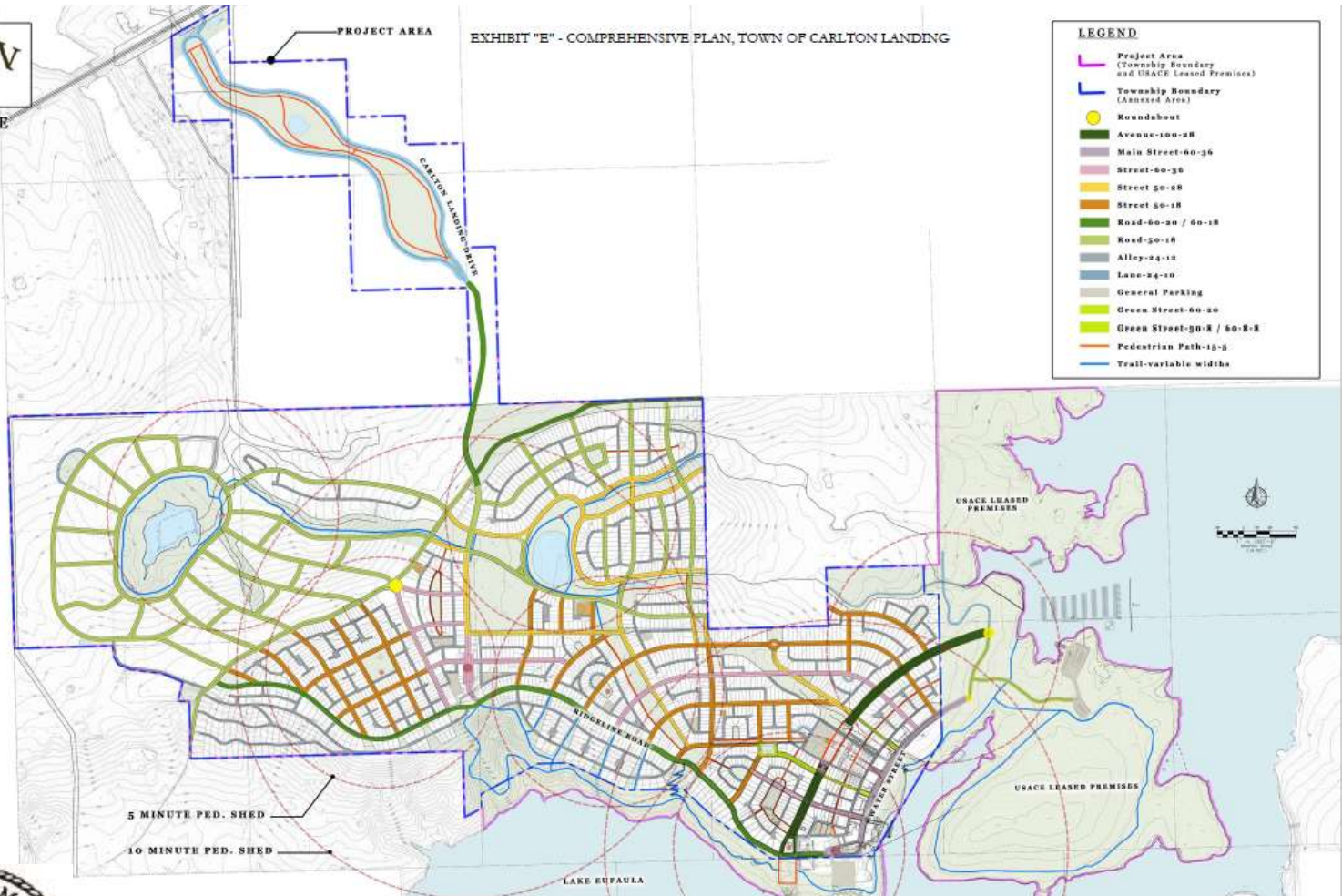
**CARLTON
LANDING**

**THOROUGHFARE
PLAN**
JULY 09, 2013

EXHIBIT "E" - COMPREHENSIVE PLAN, TOWN OF CARLTON LANDING

LEGEND

- Project Area (Township Boundary and USACE Leased Premises)
- Township Boundary (Annotated Area)
- Roundabout
- Avenue-100-28
- Main Street-60-36
- Street-60-36
- Street 50-68
- Street 50-18
- Road-60-20 / 60-18
- Road-50-18
- Alley-24-12
- Lane-24-10
- General Parking
- Green Street-60-20
- Green Street-30-8 / 60-8-8
- Pedestrian Path-13-8
- Trail-variable widths



Throughfare Plan

TABLE 7: Private Frontages. The Private Frontage is the areas between the building Facades and the lot lines.

| | SECTION | | PLAN | | |
|--|----------------------------|--------------------------------|----------------------------|--------------------------------|--|
| | LOT PRIVATE FRONTAGE | ◀ R.O.W. PUBLIC FRONTAGE | LOT PRIVATE FRONTAGE | ◀ R.O.W. PUBLIC FRONTAGE | |
| a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares. | | | T2 T3 | | |
| b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence, wall, or hedge at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep. | | | T2 T3 T4 | | |
| c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard. | | | T4 T5 | | |
| d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks. | | | T4 T5 | | |
| e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. Stoops shall be no less than 30 inches deep. | | | T4 T5 | | |
| f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage. | | | T4 T5 | | |
| g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb. | | | T5 | | |



Civic Space & Frontages

Commercial/Mixed-Use Block Frontages

Description/Intent:

The Commercial/Mixed-Use designation serves areas that accommodate a mixture of ground floor uses and allows a diversity of development frontages provided they contribute to the visual character of the street and enhance the pedestrian environment.

Vision:



-or-

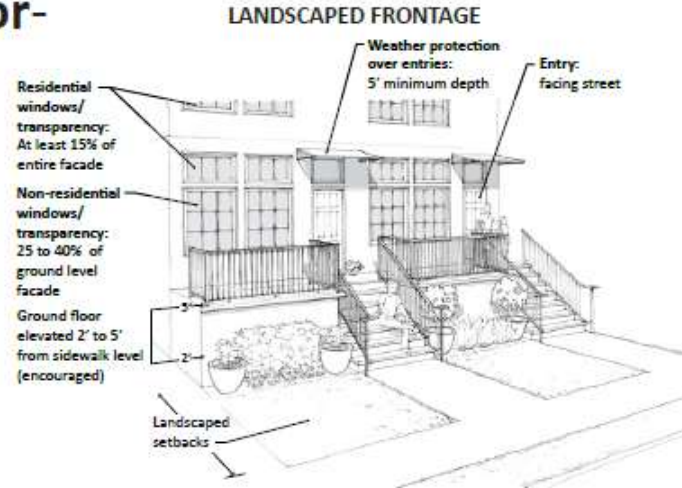


Fig. 2-9. Storefront vision, key standards, and examples.



Fig. 2-10. Landscaped frontage vision, key standards and examples.

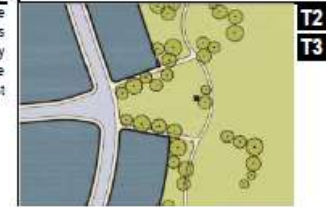


Frontages

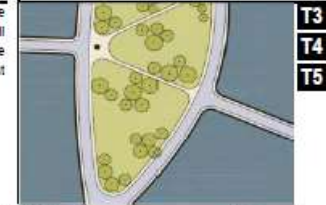


Civic Space

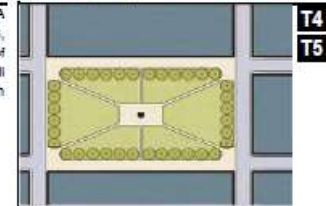
a. **Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors. The minimum size shall be 8 acres. Every Park and portions thereof shall be at least 60 feet in width and length.



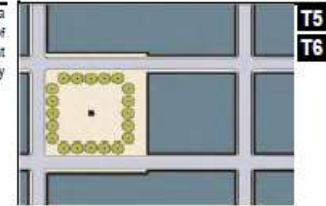
b. **Green:** An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres. Every Green and portions thereof shall be at least 60 feet in width and length.



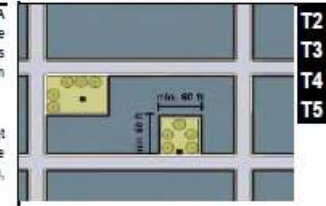
c. **Square:** An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres. Every Square and portions thereof shall be at least 60 feet in width and length.



d. **Plaza:** An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres. Every Plaza and portions thereof shall be at least 60 feet in width and length.



e. **Playground:** An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum area, except that every Playground shall be at least 60 feet in width and length.



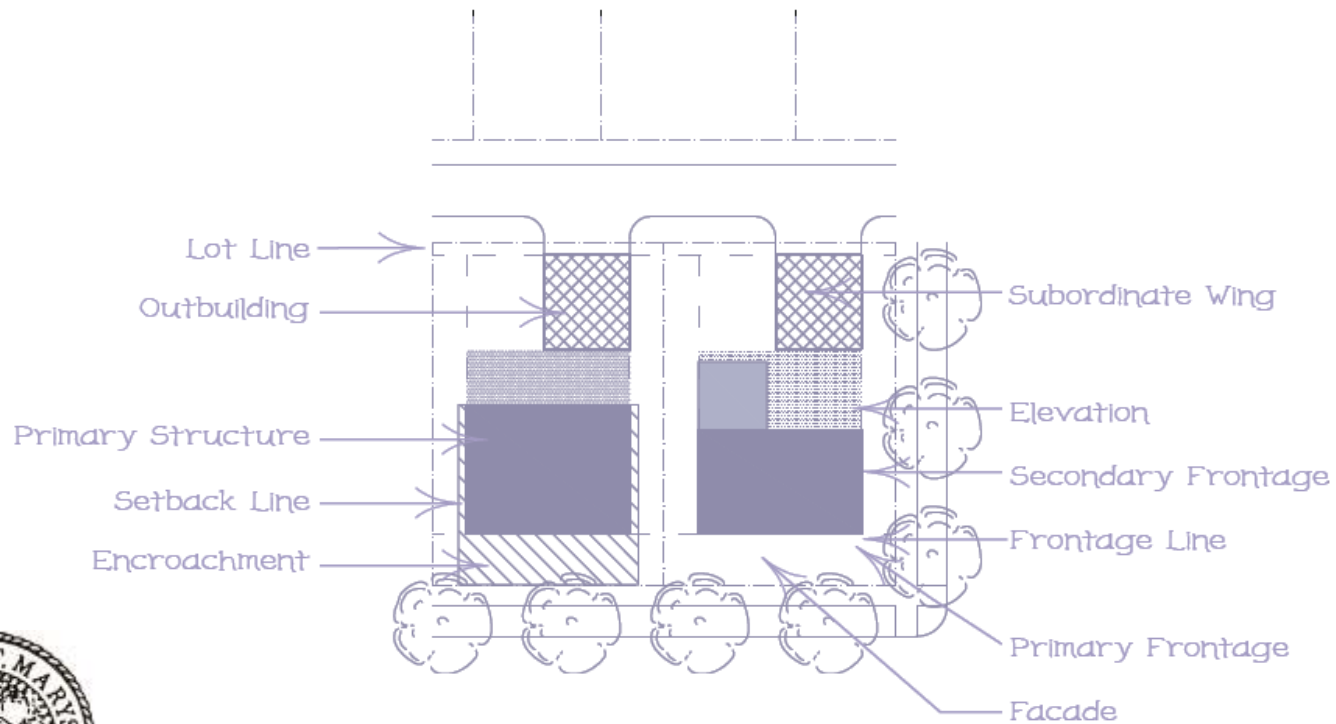
f. **Pocket Park:** An Open Space available for passive recreation and relaxation. Pocket Parks shall include seating, trees, and other landscaping. Pocket Parks shall be interspersed within Residential areas. There shall be no minimum or maximum area, except that every Pocket Park shall be at least 60 feet in width and length.

BUILDING TYPES
Estate

BUILDING TYPES
Estate
House/Dwelling
Assembly Matrix
Cottage
Bungalow Court
Flex Building/Six-Plex

BUILDING TYPES
House/Dwelling
Assembly Matrix
Cottage
Bungalow Court
Rowhouse
Live-Work
Flex Building/Six-Plex

BUILDING TYPES
Rowhouse
Live-Work
Courtyard Building
Flex Building/Six-Plex



Dwelling Assembly

R: ALLOWED BY RIGHT

W: ALLOWED BY WARRANT

U: ALLOWED BY USE PERMIT

a. RESIDENTIAL¹

| | T2 | T3 | T4-R ² | T4 | T4-O ³ | T5 |
|------------------------|----|----|-------------------|----|-------------------|----|
| Apartment | | | | U | U | U |
| Loft Apartment | | | | R | R | R |
| Neighborhood Apartment | | | | R | R | R |
| Live/Work Unit | | R | | R | R | R |
| Row House | | | R | R | R | R |
| Duplex House | | | R | R | R | R |
| Courtyard House | | | R | R | R | R |
| Sideyard House | | R | R | R | R | R |
| Cottage | | R | R | R | R | |
| House | R | R | R | R | R | |
| Accessory Unit | R | R | | R | R | R |

b. LODGING

| | | | | | | |
|---------------------|---|---|--|---|---|---|
| Motel, Hotel | | | | | R | R |
| Bed & Breakfast Inn | U | U | | R | R | R |
| School Dormitory | | | | R | R | R |

c. OFFICE

| | | | | | | |
|------------------------------|--|---|--|---|---|---|
| Office | | | | | R | R |
| Radio and Television Station | | | | | | |
| Live/Work Unit | | R | | R | R | R |

d. RETAIL

| | | | | | | |
|-------------------------------------|---|---|--|---|---|---|
| Open-Market Structure | R | R | | R | R | R |
| General Retail | | | | R | R | R |
| Pawn Shop | | | | | | |
| General Service | | | | R | R | R |
| Artist Studio | | | | U | U | U |
| Restaurant | | | | R | R | R |
| Kiosk | | | | R | R | R |
| Drive-Through Facility ⁷ | | | | | U | U |
| Push Cart | | | | | W | W |
| Liquor Selling Establishment | | | | | W | W |
| Self Service Laundromat | | | | | R | R |
| Laundry and Dry Cleaning Shop | | | | | R | R |
| Bank/Financial Institution | | | | | R | R |
| Bail Bondsmen | | | | | | |
| Cashing Establishment | | | | | | |

Adult Entertainment

| | T2 | T3 | T4-R ² | T4 | T4-O ³ | T5 |
|---|----|----|-------------------|----|-------------------|----|
| Grain Storage | R | | | | | |
| Livestock Pen | W | | | | | |
| Greenhouse | R | W | | | | |
| Stable | R | W | | | | |
| Veterinary Clinic/Hospital, Kennel (with inside pens) | | | | | W | W |
| Kennel with Outside Pens | U | U | | | | |
| Pet Grooming ⁴ | | | | | R | R |

f. OTHER: AUTOMOTIVE

| | | | | | | |
|--|---|--|--|---|---|---|
| Gasoline Station ⁴ | | | | | W | W |
| Service Station | | | | | | |
| Automotive Garage, Repair Garage | | | | | R | R |
| Automobile and Light Truck Sales/Leasing | | | | | | W |
| Car Wash ⁵ | | | | | R | R |
| Drive-Through Facility ⁶ | | | | | U | U |
| Roadside Stand | R | | | R | R | R |

f. OTHER: CIVIL SUPPORT

| | | | | | | |
|---|---|---|---|---|---|---|
| Fire Station | R | R | R | R | R | R |
| Police Station | | | R | R | R | R |
| Cemetery | U | U | | U | | |
| Funeral Home | | | | | R | R |
| Hospital | | | | | | |
| Medical Office, Clinic | | | | | R | R |
| Assisted Living, Convalescent Home, Personal Care Home, Nursing Home, Hospice | | | | | R | R |

f. OTHER: EDUCATION

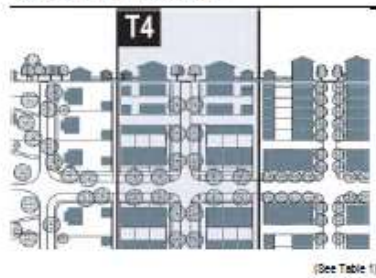
| | | | | | | |
|---|---|---|--|---|---|---|
| School of Business, Dance, Music or Similar | | | | | W | W |
| College | U | U | | U | U | U |
| High School | U | U | | U | U | U |
| Trade School | U | U | | U | U | U |
| Elementary School | U | U | | U | U | U |
| Childcare Center ⁷ | U | U | | U | U | U |

f. OTHER: INDUSTRIAL



Uses

TABLE 11B: Code Graphics - T4

**i. BUILDING FUNCTION** (See Table 8 & Table 9)

| | |
|-------------|--------------|
| Residential | limited use* |
| Lodging | limited use* |
| Office | limited use* |
| Retail | limited use* |

k. BUILDING FORM (See Table 5)

| | |
|--------------------|----------------|
| Principal Building | 3 stories max. |
| Outbuilding | 2 stories max. |

l. LOT OCCUPATION (See Table 10 section e)

| | |
|--------------|--------------------------|
| Lot Width | 16 ft. min., 90 ft. max. |
| Lot Coverage | 70% max. |

i. BUILDING PLACEMENT (See Table 5)

| | |
|-----------|---------------|
| Edgeward | permitted |
| Sideward | permitted |
| Rearward | permitted |
| Courtyard | not permitted |

g. SETBACKS - PRINCIPAL BUILDING (See Table 10 section f)

| | |
|-------------------------------|--------------------------|
| (g.1) Front Setback Principal | 10 ft. min., 30 ft. max. |
| (g.2) Front Setback Secondary | 6 ft. min., 20 ft. max. |
| (g.3) Side Setback | 0 ft. min. |
| (g.4) Rear Setback | 3 ft. min.** |
| Frontage Buildout | 50% min. at setback |

h. SETBACKS - OUTBUILDING (See Table 10 section g)

| | |
|---------------------|------------------------------------|
| (h.1) Front Setback | 20 ft. min. - bldg. setback |
| (h.2) Side Setback | 0 ft. min. or 3 ft. min. at corner |
| (h.3) Rear Setback | 3 ft. min. |

j. PRIVATE FRONTAGES (See Table 7)

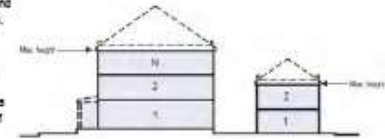
| | |
|----------------------|---------------|
| Common Yard | not permitted |
| Porch & Fence | permitted |
| Terrace or Lightwell | permitted |
| Forecourt | permitted |
| Stoop | permitted |
| Shopfront & Awning | permitted |
| Gallery | permitted |

Refer to Summary Table 10

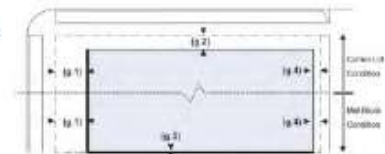
*Table T4 Deleted and T4 Code Deleted Entire Code and Summary Table

BUILDING CONFIGURATION

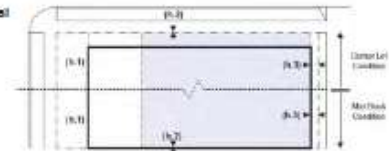
1. Building height shall be measured in number of stories, excluding attics and above-ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.

**SETBACKS - PRINCIPAL BLDG.**

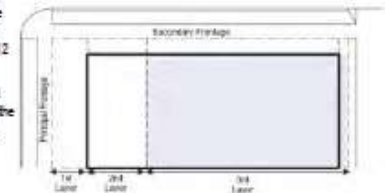
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d).
3. Trash containers shall be stored within the third Layer.



Visual Summary



How might this work?

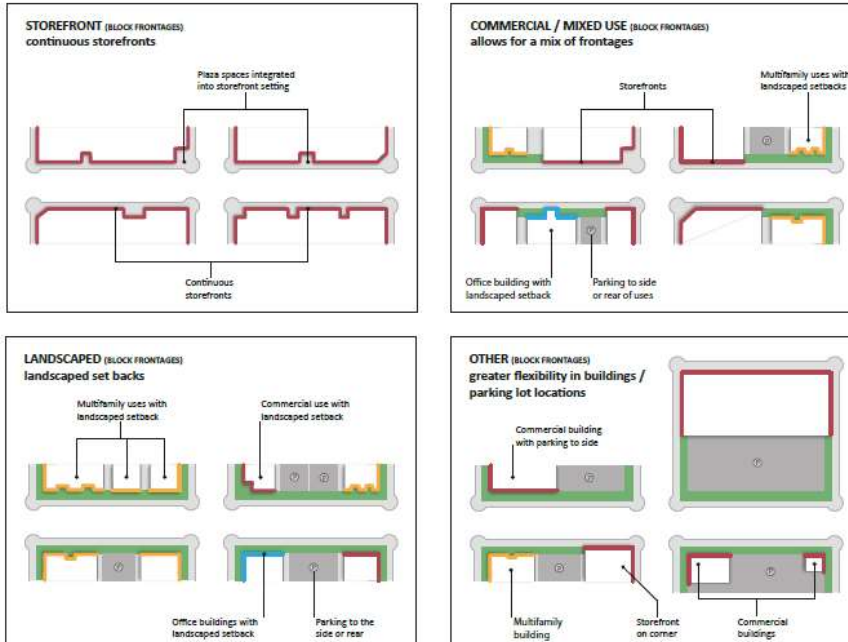
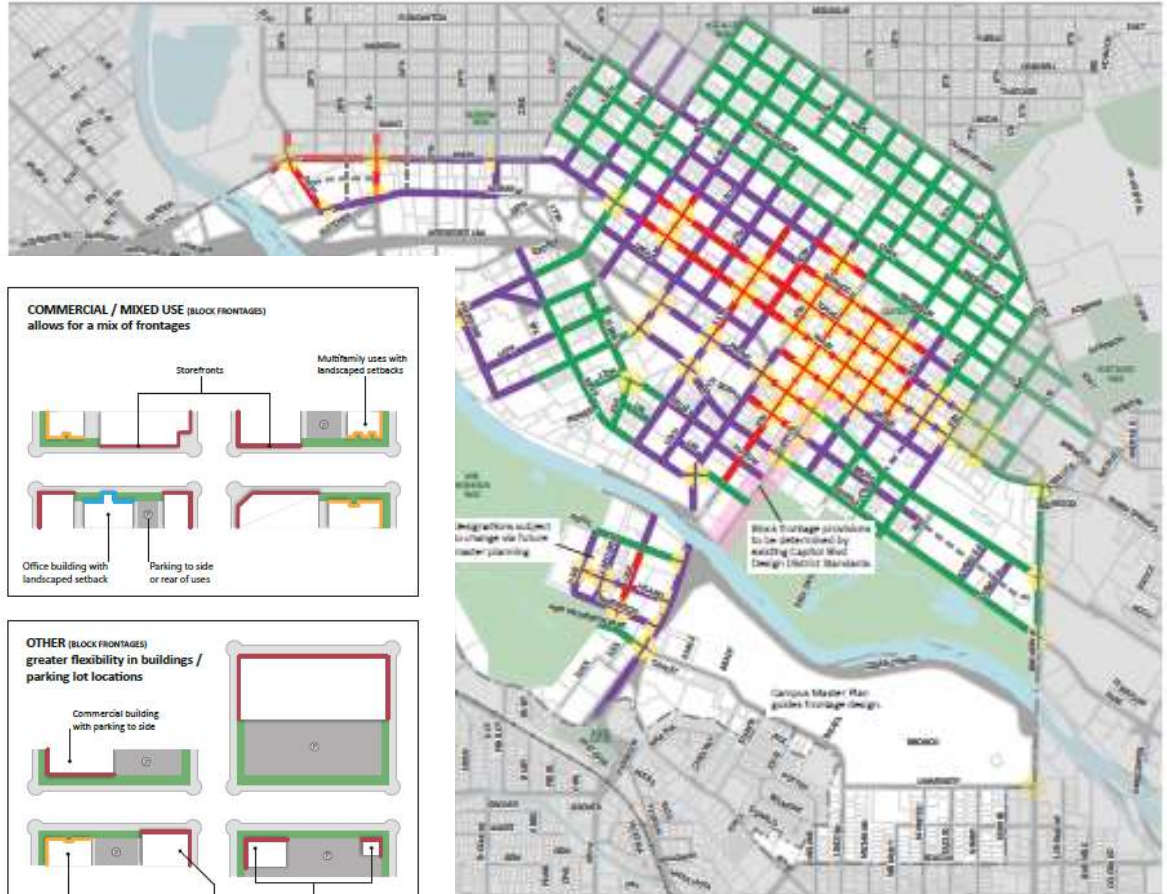
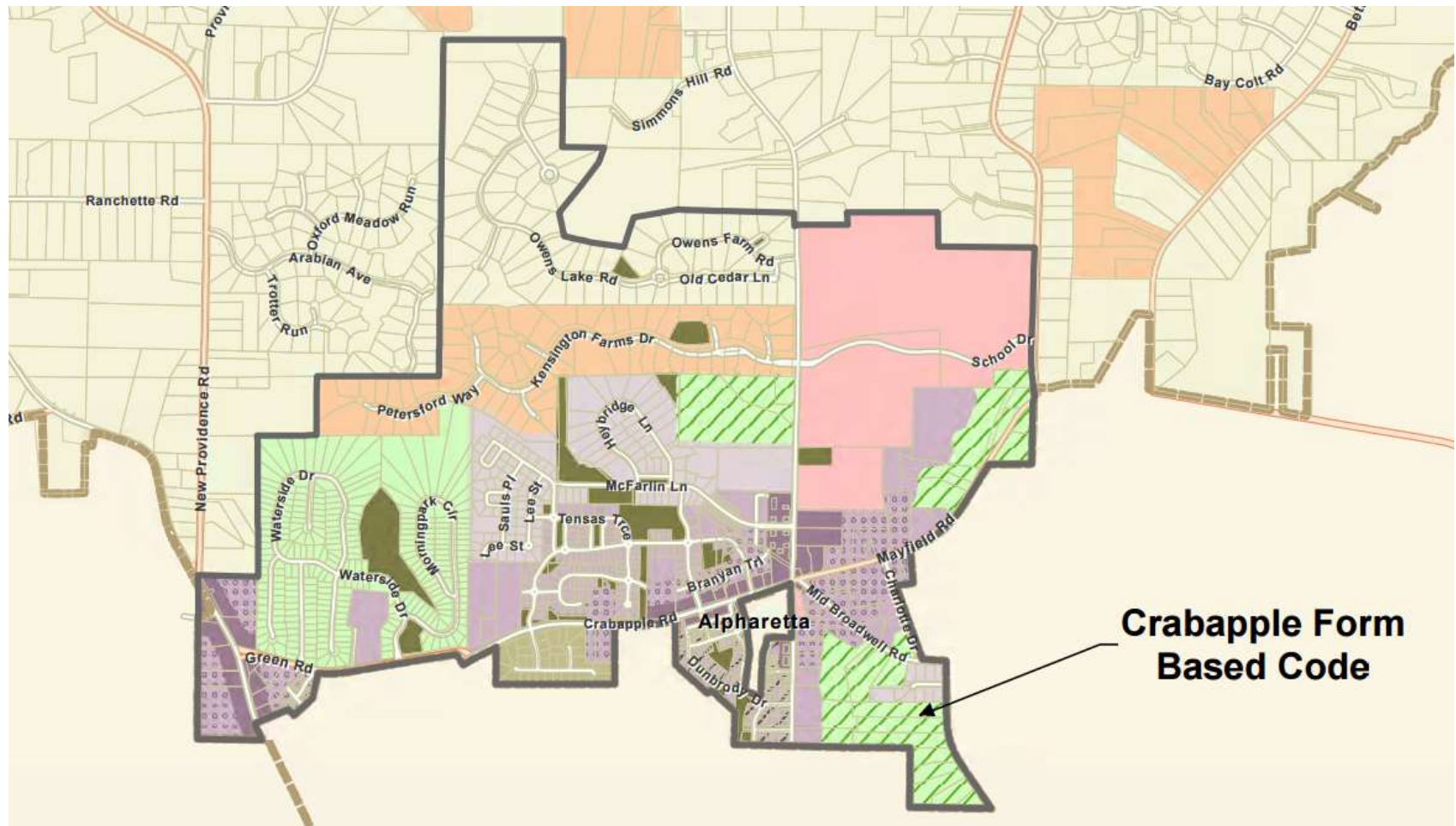


Fig. 2-3. Examples of block frontage development under each of the four block frontage designations.



Corridor Planning



crabapple
form-based code

District Planning

I'd like to build... ...a home. ...a porch. ...a fence.



If Classified Historic or
Historic-Obscured

HPC Review

HPC Review

If Classified Non-Historic,
Intrusion or Vacant

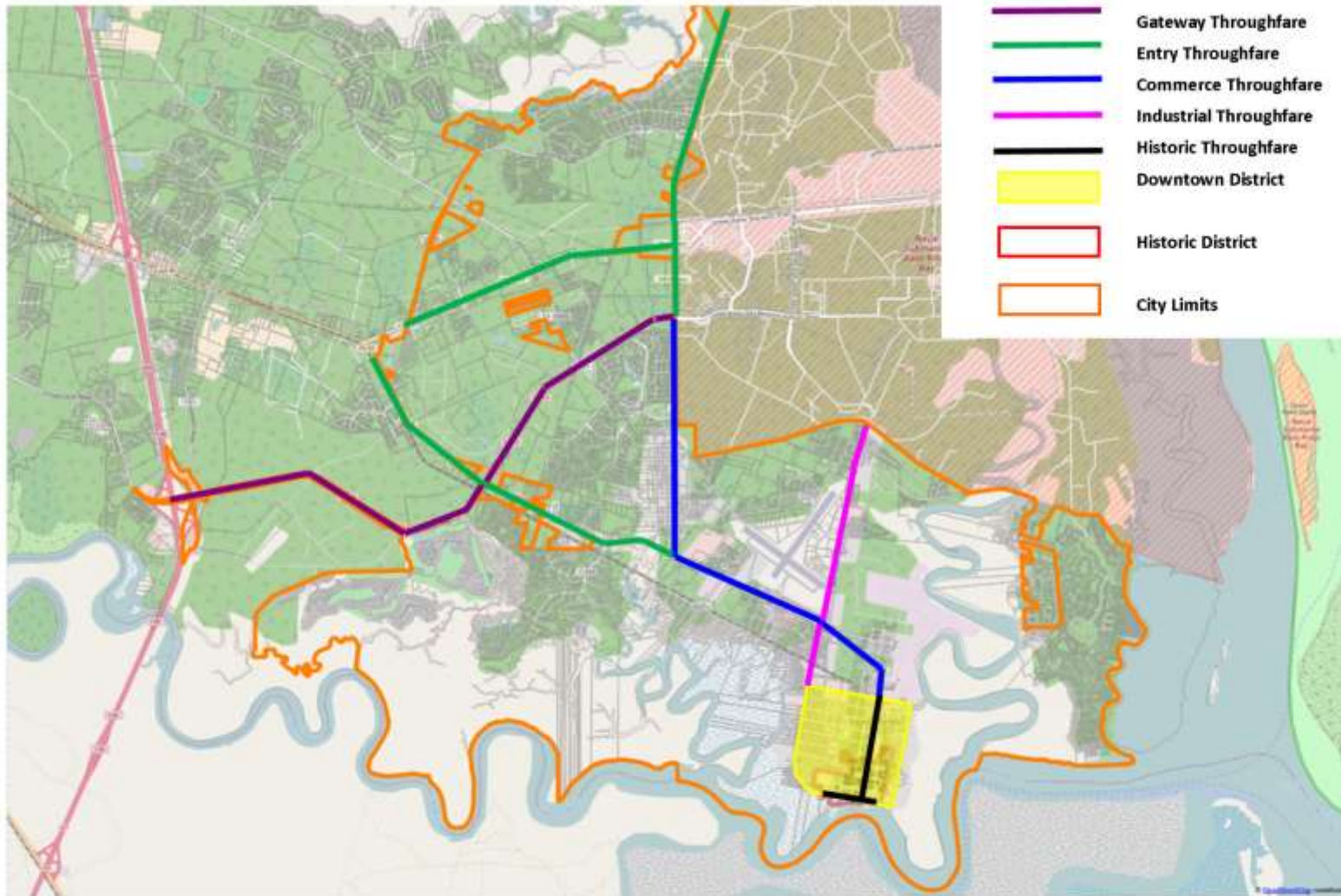
HPC Review

Administrative
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Administrative
Review



How it might this work?



St. Marys Regulating Plan
October 2016

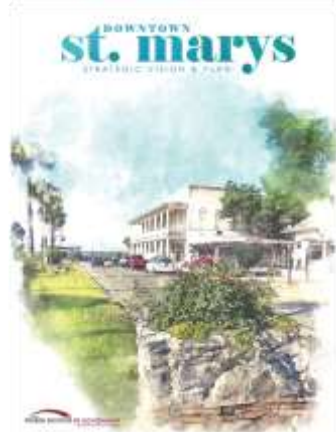
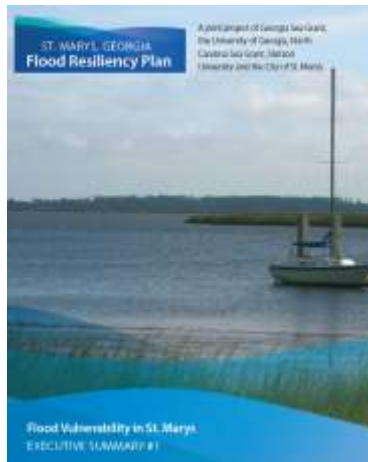
How might this work?





How might this work?

From Planning to Implementation From Partnering to Resiliency



| | |
|-----|--|
| 1 | ST. MARYS CITY COUNCIL |
| 2 | ST. MARYS, GEORGIA |
| 3 | |
| 4 | At the regular meeting of the St. Marys City Council held in the St. Marys City Hall, St. Marys, |
| 5 | Georgia. |
| 6 | |
| 7 | Present: |
| 8 | |
| 9 | John H. Hartsell, Mayor |
| 10 | Robert L. Tucker, Councilman, Precinct 1 |
| 11 | Steve Pankratz, Councilman, Precinct 2 |
| 12 | Jim Hartsell, Councilman, Precinct 3 |
| 13 | David Hartsell, Councilman, Precinct 4 |
| 14 | April J. Hartsell, Councilman, Precinct 5 |
| 15 | Robert L. Tucker, Councilman, Precinct 6 |
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Thank you.
jeff.adams@stmarysga.gov
follow us on

